

寄件者: Chong Hermose [REDACTED]  
寄件日期: 2026年03月13日星期五 11:06  
收件者: tpbpd/PLAND  
副本: Jason Sek Hei WONG/PLAND  
主旨: s16 Planning application No. A/YL-SK/439 - 回應部門意見  
附件: A\_YL-SK\_439\_回應部門意見.pdf; 附件1 : Temporary Drainage Proposal\_YL-SK-439.pdf

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城規會/規劃處：

大家好。

有關 s16 No.A/YL-SK/439，現附上申請人回應部門意見，請查收。

如有什麼問題，請隨時聯絡我。

謝謝。

Ms Chong  
[REDACTED]

## Planning Application No. A/YL-SK/439

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	<b>Comments from Agriculture, Fisheries and Conservation Department</b>	
1	<p>Agricultural perspective</p> <p>The subject site falls within the "AGR" zone and possesses potential for agricultural rehabilitation. The applicant should provide more details on the agricultural activities (e.g. types of crops to be grown, market channel for the crop produce, etc.) to be conducted at the subject site and justify the need for land filling for TPB's consideration.</p>	<p>申請人擬議按照不同季節種植各時令蔬果，冬季（9月至2月）會種植葉菜類如生菜、芥蘭、菠菜等；夏季（2月至8月）會種植瓜類，如絲瓜、苦瓜、南瓜等，還有番茄、辣椒、茄子等。</p> <p>收成後，蔬果會送到各菜販或和網上超市合作，轉售給香港各市民。</p>
2	<p>Nature Conservation Perspective</p> <p>As the subject site is a vacant land, we have no comment on the planning application from nature conservation perspective.</p>	<p>申請人知悉。</p>
3	<p>Irrigation Section of Engineering Division</p> <ol style="list-style-type: none"> <li>1. Free access to the site for maintenance and rehabilitation of the pipeline by the authorized representatives of AFCD be allowed at all times.</li> <li>2. No structure shall be erected above and within 3m from both sides of the pipelines unless prior approval be sought from AFCD.</li> <li>3. The applicant shall conduct an initial survey of the pipeline at their own cost and submit the information to AFCD for reference.</li> <li>4. No damage shall be caused to the pipeline or in such case, the applicant shall be responsible to make good the damages at their own cost and to AFCD's satisfaction.</li> </ol>	<p>申請人知悉，並會按照漁護處要求執行。</p>

Comments from District Lands Office/Yuen Long, Lands Department							
<b>Departmental Comments</b>	<p>1. The application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.</p> <p>2. The following private lot is covered by Short Term Waiver (STW) as below table:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th><u>STW No.</u></th> <th><u>Lot No. (in D.D. 114)</u></th> <th><u>Purposes</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2477</td> <td style="text-align: center;">1431</td> <td style="text-align: center;">Bean Sprout Shed and Ancillary Use</td> </tr> </tbody> </table> <p>3. If the planning application is approved, the STW holder(s) will need to apply to this office for modification of the STW conditions where appropriate, and the lot owner(s) without STW shall apply to this office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	<u>STW No.</u>	<u>Lot No. (in D.D. 114)</u>	<u>Purposes</u>	2477	1431	Bean Sprout Shed and Ancillary Use
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2477	1431	Bean Sprout Shed and Ancillary Use					
<b>Responses</b>	<p>申請人知悉。</p> <p>申請人已向地政處遞交短期豁免書 (STW) 的申請，現時正在等部門審批。</p>						

	Departmental Comments	Responses
Comments from Agriculture, Fisheries and Conservation Department		
1	<p>(a) It is noted that the applicant would like to discharge the surface runoff from the application site to the existing pond located at other private lot(s) via the existing public-drain located at the northern side of the application site. The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.</p> <p>(b) Referring to Sections A-A and B-B, the proposed peripheral surface channels should be located at the original ground level (instead of the revised ground level) to intercept the overland flow from the adjacent lands.</p> <p>(c) Please make reference to the latest Technical Note No. 1 issued by DSD for more details in preparing the drainage proposal. Please upgrade all drainage facilities size accordingly. Please also refer to the Stormwater Drainage Manual Corrigendum No. 1/2024 for the design calculations.</p> <p>(d) Please refer to the Stormwater Drainage Manual Corrigendum No. 1/2022 and take into account the rainfall increase due to climate change for the design calculations.</p> <p>(e) Storm constants for different return period of HKO headquarters should be adopted for the design calculation.</p> <p>(f) The ground to the southern side of the application site is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the drainage proposal.</p> <p>(g) Please show the connection details at discharge point and indicate all C.L., I.L. and catchpit/watercourse bottom level in the drawing.</p> <p>(h) Please advise and indicate the size of the existing public drain located at the northern side of the application site on the drainage plan for reference. The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.</p> <p>(i) Please advise if any site formation/levelling works to be carried out under this application. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.</p> <p>(j) Please confirm if any walls or boarding are to be erected or laid along the site boundary. If affirmative, adequate opening should be provided to intercept the existing overland flow passing through the site and please provide its details for comments.</p> <p>(k) The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.</p> <p>2. Please note that the above comments are provided from drainage point of view. For any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, please consider to require the applicant to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary.</p>	<p>申請人已做好排水建議書。 請看附件 1。</p>

	Departmental Comments	Responses
<b>Public Comments</b>		
1	<p>村民擔心單人車路的問題。</p>	<p>申請地點只涉及一個私家車泊車位，只供職員使用，不對外開放，訪客都是乘坐交通工具前往的。</p> <p>申請地點可從錦上路經一條地區道路前往，地區道路的闊度約 3.5 米，足夠讓私家車行駛，沿路亦設有避車處。而農地的入口設有約 4 米闊的大閘讓車駛進農場，下面為該鄉村地區道路的照片。</p> <p>而且每天只有一輛車輛在營業時間進出申請地點，影響不會太大。</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around;">     </div>
2	<p>有擔心消防問題。</p>	<p>申請人會按照消防處批出的圖則落實消防工程，確保申請地點是符合消防安全。</p>